

BILL NO. 93-10

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

AS AMENDED

BILL NO. 93-10 (as amended)

Introduced by Council President Wilson

Legislative Day No. 93-7 Date March 2, 1993

AN ACT to repeal and reenact, with amendments, Subsection D(3) of Section 267-53, Specific Standards, of Article VIII, Special Exceptions, of Part 1, Standards, of Chapter 267, Zoning, of the Harford County Code, as amended; to establish certain requirements for motor vehicle repair shops in certain zoning districts; and generally relating to motor vehicle repair shops.

By the Council, March 2, 1993

Introduced, read first time, ordered posted and public hearing scheduled
on: April 6, 1993
at: 7:15 p.m.

By Order: Doris Poulsen, Secretary

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on April 6, 1993, and concluded on, April 6, 1993

Doris Poulsen, Secretary

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

BILL NO. 93-10

AS AMENDED

1 Section 1. Be It Enacted By The County Council of Harford
2 County, Maryland, That Subsection D(3) of Section 267-53, Specific
3 Standards, of Article VIII, Special Exceptions, of Part 1,
4 Standards, of Chapter 267, Zoning, of the Harford County Code, as
5 amended, be, and it is hereby, repealed and reenacted with
6 amendments, to read as follows:

7 Chapter 267. Zoning.

8 Part 1. Standards.

9 Article VIII. Special Exceptions.

10 Section 267-53. Specific Standards.

11 The special exceptions enumerated herein, in addition to other
12 conditions as may be imposed by the Board, shall comply with the
13 following requirements:

14 D. Motor vehicle and related services.

15 (3) Motor vehicle repair shops. These uses may be
16 granted in the AG and B1 Districts, provided that:

17 (a) [All the regulations in Subsection D(2), Motor
18 vehicle filling or service stations, are met.] A BUFFER YARD AT
19 LEAST 10 FEET WIDE SHALL BE PROVIDED ALONG ANY ADJACENT ROAD RIGHT-
20 OF-WAY OR ADJACENT RESIDENTIAL LOT.

21 (b) THE REQUIREMENTS OF §267-39C(7) OF THIS CHAPTER
22 FOR SERVICE STATIONS AND REPAIR SHOPS IN THE B2 AND B3 DISTRICTS
23 SHALL BE MET.

24 (c) UNLESS BOARD APPROVAL IS GRANTED, ACCESSORY
25 BUILDINGS AND OUTDOOR STORAGE OF VEHICLES, TIRES, AND EQUIPMENT
26 SHALL BE PROHIBITED.

1 (d) THE OPERATOR OF THE SHOP SHALL MAINTAIN A LOG
2 OF ALL VEHICLES REPAIRED. FOR EACH VEHICLE, THE LOG SHALL INCLUDE
3 THE VEHICLE IDENTIFICATION NUMBER AND A DESCRIPTION OF THE VEHICLE
4 AND IDENTIFY THE DATES THE VEHICLE ARRIVED AND WAS REMOVED. THE
5 LOG SHALL BE AVAILABLE FOR INSPECTION DURING NORMAL BUSINESS HOURS.
6 IF NO LOG EXISTS, IT SHALL BE ASSUMED FOR THE PURPOSES OF §267-
7 39C(7)(f) THAT EACH VEHICLE HAS BEEN STORED ON THE PROPERTY FOR 90
8 DAYS.

9 ~~(d)~~(e) THE RENTAL OR STORAGE OF TRAILERS, BOATS,
10 AND TRUCKS SHALL BE PROHIBITED.

11 ~~(e)~~(f) PROPOSED OUTDOOR STORAGE AREAS AND REFUSE
12 STORAGE AREAS SHALL BE FENCED OR SCREENED FROM ADJACENT PROPERTIES
13 AND SHOWN ON THE SITE PLAN SUBMITTED FOR BOARD APPROVAL.

14 ~~(f)~~(g) MATERIALS, TEXTURES, COLORS, AND DESIGNS
15 OF FENCES, WALLS, AND SCREENING SHALL BE COMPATIBLE WITH THE ON-
16 SITE DEVELOPMENT, ADJACENT PROPERTIES, AND THE NEIGHBORHOOD. WHEN
17 A WALL IS REQUIRED, A PLANTING STRIP AT LEAST 5 FEET WIDE SHALL BE
18 PROVIDED ALSO AND SHALL INCLUDE TREES AND SHRUBS THAT ARE AT LEAST
19 2 FEET HIGH WHEN PLANTED AND THAT MAY BE EXPECTED TO FORM A YEAR-
20 ROUND DENSE SCREEN WITHIN 3 YEARS. THE LOCATION AND SPECIES OF
21 TREES AND SHRUBS USED FOR SCREENING SHALL BE CHOSEN WITH
22 CONSIDERATION FOR THE SIZE OF THE TREES AND SHRUBS AT MATURITY.
23 FENCES, WALLS, SCREENING, AND PLANTING STRIPS SHALL BE LOCATED SO
24 THAT THEY DO NOT CONSTITUTE SIGHT OBSTRUCTIONS FOR THE DRIVERS OF
25 VEHICLES ENTERING OR EXITING THE PARCEL OR ANY ADJACENT LOT OR
26 PARCEL.

1 [(b)] ~~(g)~~(h) The fumes, odors and noise from the
2 [auto-related] VEHICLE-RELATED work [are] SHALL BE minimized.

3 [(c)] ~~(h)~~(i) A minimum parcel area of [one (1)]
4 1 acre shall be required.

5 [(d)] ~~(i)~~(j) In the AG District, the use shall be
6 operated by the resident of the property.

7

8 Section 2. And Be It Further Enacted, That This Act shall take
9 effect 60 calendar days from the date it becomes law.

10 EFFECTIVE: July 5, 1993

11

12

HARFORD COUNTY BILL NO. 93-10 (as amended)(Brief Title) Zoning code - Motor Vehicle Repair Shops

is herewith submitted to the County Council of Harford County for enrollment as being the text as finally passed.

CERTIFIED TRUE AND CORRECT

ENROLLED

Doris Paulsen
Secretary of the Council

[Signature]
President of the Council

Date May 4, 1993Date May 4, 1993

BY THE COUNCIL

Read the third time.

Passed: LSD 93-13 (May 4, 1993)

Failed of Passage: _____

By Order

Doris Paulsen, Secretary

Sealed with the County Seal and presented to the County Executive for approval this 6th day of May, 1993 at 3:00 p. m.

Doris Paulsen, Secretary

BY THE EXECUTIVE

[Signature]
COUNTY EXECUTIVE

APPROVED: Date May 6, 1993

BY THE COUNCIL

This Bill (No. 93-10, as amended), having been approved by the Executive and returned to the Council, becomes law on May 6, 1993.

Doris Paulsen, Secretary

EFFECTIVE DATE: July 5, 1993